



## 5 Raleigh Court, Spalding

**£170,000**

WELL PRESENTED THREE BEDROOM SEMI DETACHED PROPERTY PROVIDING OFF ROAD PARKING

Close by to Spalding Town Centre, all local amenities and within easy access to the A16 with road links to Peterborough and Boston Town Centre. This property would make the ideal first time purchase or investment buy being located on a popular residential estate in a quiet cul de sac. The property comprises of entrance hallway, living room and kitchen diner. To the first floor is three bedrooms and bathroom. Externally, to the front provides off road parking and gated side access to the rear. Enclosed rear garden, low maintenance with gravelled area and patio ideal for seating and entertaining.

Call today to get your viewing booked in!

- **Three Bedroom Semi Detached Home**
- **Off Road Parking**
- **Enclosed Rear Garden**
- **Spacious Throughout**
- **Ideal First Time Buyer or Investment**
- **Close by to all Local Amenities**

## ENTRANCE HALLWAY

Upvc window to side aspect. Part glazed door to front. Stairs to first floor landing. Radiator.



## LIVING ROOM

14'2 x 11'3 (4.32m x 3.43m)

Upvc window to front aspect. Laminate flooring. Radiator. Television point. Telephone point. Understairs storage cupboard.

## KITCHEN

14'6 x 10'7 (4.42m x 3.07m)

Upvc window to rear aspect. Part glazed door to side aspect. Base and wall units with work surface over. Gas oven and hob with extractor over. Wall mounted boiler. Tiled splashback. Sink with drainer and mixer tap over. Plumbing and space for washing machine. Space for fridge freezer.



## LANDING

Loft access. Airing cupboard.

## BEDROOM ONE

11'8 x 8'2 (3.56m x 2.49m)

Upvc window to front elevation. Double wardrobes with sliding doors. Radiator. Wood effect vinyl flooring. Television point.



## BEDROOM TWO

10'2 x 8'2 (3.10m x 2.49m)

Upvc window to rear elevation. Wood effect vinyl flooring. Radiator. Television point.

## BEDROOM THREE

7'3 x 6'0 (2.21m x 1.83m)

Upvc window to rear elevation. Wood effect vinyl flooring. Radiator.



## BATHROOM

Upvc window to side elevation. Heated towel rail. Toilet. Wash hand basin. Bath with electric shower over. Partially tiled. Extractor fan. Wood effect vinyl flooring.

## EXTERIOR

Off road parking to the front with gated side access to the rear garden. Low maintenance, fully enclosed rear garden, with gravel and

patio area ideal for seating and entertaining.

### PROPERTY POSTCODE

For location purposes the postcode of this property is: PE11 2FE

### ADDITIONAL INFORMATION

Freehold with vacant possession on completion.

PLEASE NOTE: All photos are property of Ark Property Centre and can't not be used without their explicit permission.

### VIEWING

Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

### OFFERS PROCEDURE

Please note: before an offer is agreed on a property you will be asked to provide I.D and proof of finance, in compliance with the Estate Agents (undesirable Practices) order 1991 and money laundering regulations. The business will perform a Money Laundering Check as part of its Money Laundering Policy and this will be performed via Veriphy.

If a cash offer is made, which is not subject to the sale of a property, proof of funds will be requested or confirmation of your funds from your solicitor.

### ARK PROPERTY CENTRE

If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

### DISCLAIMER

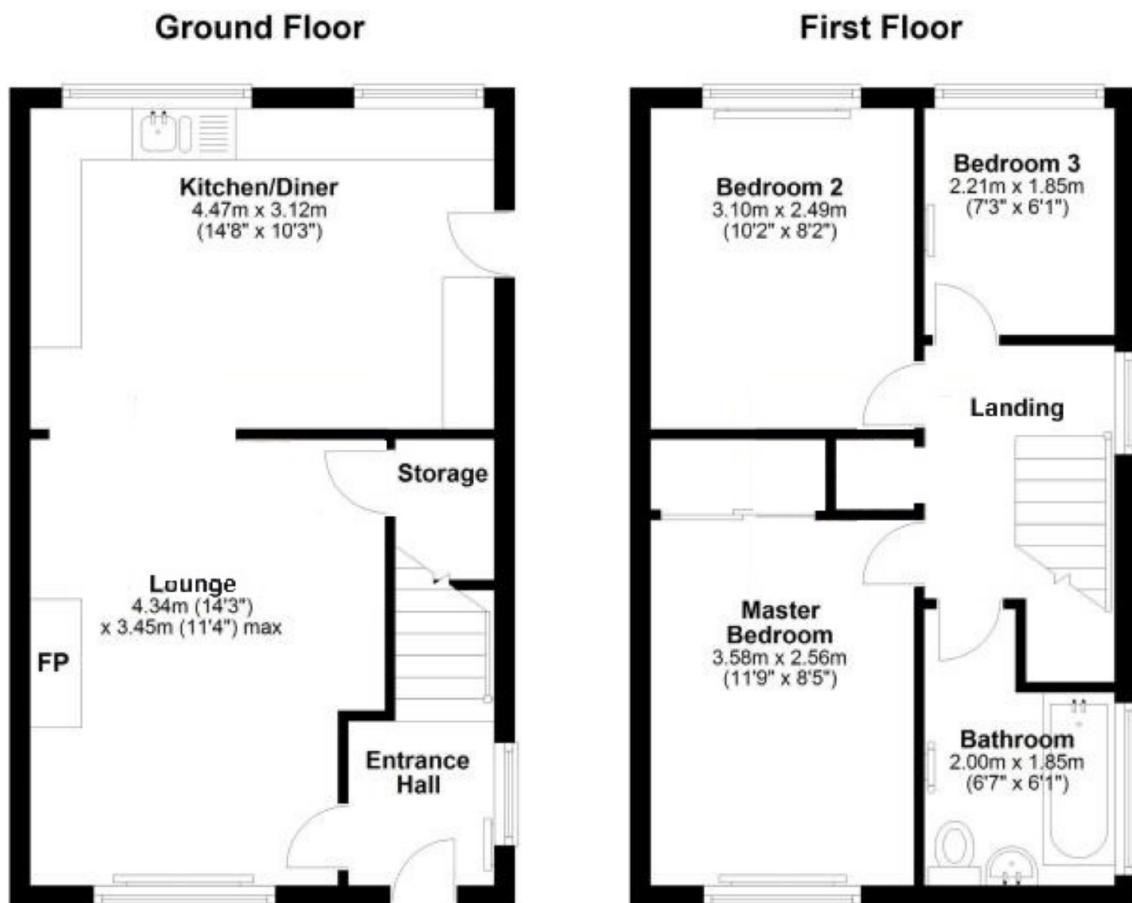
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should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.







### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	70
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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